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**ONTARIO  
HOUSING  
CORPORATION**

**TO THE MUNICIPALITY OF** BOWMANVILLE 1967, **ONTARIO**

**REPORT ON THE  
NEED AND DEMAND  
FOR  
RENTAL HOUSING**

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REPORT ON THE NEED AND DEMAND FOR

ONTARIO HOUSING SENIOR CITIZENS' ACCOMMODATION

TOWN OF BOWMANVILLE



Prepared By:

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Ontario Housing Corporation

JULY, 1967





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REPORT ON THE NEED AND DEMAND FOR  
ONTARIO HOUSING SENIOR CITIZENS' ACCOMMODATION  
TOWN OF BOWMANVILLE

JULY, 1967

INTRODUCTION

In February, 1967, the Corporation of the Town of Bowmanville passed a resolution stating that the Ontario Housing Corporation be requested to undertake a survey of need and demand for senior citizens accommodation in the Town of Bowmanville.

In 1966 a general information survey was conducted through The Canadian Statesman, the local Bowmanville newspaper, at the suggestion of the Civic Committee. Fifty-eight replies were received but no action was taken at the time. The Town was not financially in the position to undertake such a project.

At present there are no Ontario Housing units in the Town of Bowmanville. This is the first study to be carried out in the Town by the Corporation.

In order to determine the number of senior citizens who would wish to take advantage of Ontario Housing, questionnaires were sent to all senior citizen tenants on a list supplied by the Public Utilities Commission in Bowmanville. In addition, notices were placed in various locations about the town and an advertisement was placed in the locally read newspaper.

In addition to interviewing questionnaire respondents, the analyst interviewed Municipal and Industrial Officials in order to determine the social and economic conditions prevailing in Bowmanville.



RECOMMENDATION

The results of the housing survey indicate a demand for Ontario Housing for senior citizens in the Town of Bowmanville. The following table provides a summary of the demand for senior citizen accommodation in the municipality.

Respondents	35
Contacted	22
Very Interested and Needy	12
Would pay <u>LESS</u> in Ontario Housing	9
Would pay about the same	1
Cannot calculate	2
Average rent under Ontario Housing	
Couples \$43	Single 32

Taking into account the number of respondents not contacted and the proportion of single senior citizens and couples in this category, it is the recommendation therefore, of the Ontario Housing Corporation that planning for the provision of 14 Ontario Housing units for senior citizen accommodation be made, with the bedroom breakdown as follows:

8 - bachelor units
6 - 1 bedroom units
<hr/>
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SECTION I: FACTORS AFFECTING THE DEMAND FOR SENIOR CITIZENS' HOUSING

Location

Bowmanville is located 40 miles east of Toronto on Lake Ontario. It is situated on Highway No. 2 and is served by both the C.N. and C.P.R.

Industry

The following is a list of the major employers in Bowmanville and their principal products.

<u>Company</u>	<u>Product</u>	<u>Number of Employees</u>
Goodyear Tire & Rubber Co. of Canada Ltd.	Belting, mechanical rubber goods	500
The Bowmanville Foundry Co. Ltd.	Malleable iron castings	100
R.M. Hollingshead of Canada Ltd.	Automotive, industrial and household chemicals	70

TABLE I

ASSESSED POPULATION

TOWN OF BOWMANVILLE & PROVINCE OF ONTARIO

1963-1966

<u>Year</u>	<u>Population % Increase</u>		<u>% Increase</u>
	<u>Town of Bowmanville</u>		<u>Province of Ontario</u>
1963	7,532	-	-
1964	7,872	4.5	2.4
1965	8,100	2.9	2.4
1966	8,252	1.9	2.1

Source: Town of Bowmanville, Municipal Offices.

As can be seen in the above table, the population of Bowmanville has been increasing but at a decreasing rate since 1963. This rate fell slightly below the comparable rate of increase for the Province in 1965-1966.





TABLE II  
POPULATION BY AGE GROUPS  
TOWN OF BOWMANVILLE  
1963-1966

(a) Bowmanville

<u>Year</u>	<u>0-4</u>	<u>5-14</u>	<u>15-19</u>	<u>20-59</u>	<u>60-64</u>	<u>65-69</u>	<u>70 +</u>	<u>Total</u>
1963	769	1705	617	3532	238	209	462	7532
1964	786	1799	664	3680	258	207	478	7872
1965	823	1824	714	3745	272	212	510	8100
1966	782	1822	767	3894	288	231	468	8252

(b) Age Distribution by Percentages

1963	10.2	22.6	8.2	46.9	3.2	2.8	6.1	100.0
1964	10.0	22.9	8.4	46.7	3.3	2.6	6.1	100.0
1965	10.2	22.5	8.8	46.2	3.4	2.6	6.3	100.0
1966	9.5	22.0	9.3	47.2	3.5	2.8	5.7	100.0

Source: Municipal Offices, Town of Bowmanville

A comparison of the above percentages with those for the Province indicates that in Bowmanville, there is a very slightly larger proportion of the population in the senior citizen classification (60 years and over). This would suggest no abnormal demand for senior citizen accommodation.

(c) Age Distribution - Percentage Annual Increase

1963-1964	2.2	5.5	7.6	4.1	8.4	- .9	3.4
1964-1965	4.7	1.3	7.5	1.7	5.4	2.4	6.6
1965-1966	-4.9	- .1	6.9	3.9	5.8	8.9	-8.2

(d) Population Growth - Town of Bowmanville

<u>Year</u>	<u>Total Population</u>	<u>60 and over</u>
1963-1964	4.5	3.7
1964-1965	2.9	5.4
1965-1966	1.9	.7

In the sixty years and over category, there has been an increase in population of almost 10 per cent over the past 4 years. The over sixty population as a percentage of the total population is similar to the Ontario percentage.



TABLE III

MUNICIPAL ASSESSMENT - PERCENTAGE OF TOTAL

TOWN OF BOWMANVILLE

1962-1966

<u>Year</u>	<u>Residential</u>	<u>Commercial &amp; Industrial</u>	<u>Vacation &amp; Farm</u>
1962	64.1	31.6	4.3
1963	64.4	31.4	4.2
1964	63.0	33.1	3.9
1965	64.5	31.6	3.9
1966	67.0	30.8	2.2

Source: Municipal Offices, Town of Bowmanville, 1967

Over the 5 year period, assessment totals increased from \$7,939,199 to \$9,417,996. It would seem that the Town of Bowmanville has a rather low (30.8 per cent) commercial-industrial assessment when compared with 40 per cent figure suggested as a stability point for commercial and industrial assessment in a municipality. For this reason, new residential projects are being limited in number, as much as possible.

Welfare

TABLE IV

ANNUAL WELFARE COSTS - TOTAL EXPENDITURE

TOWN OF BOWMANVILLE

1961-1966

1961	\$46,018
1962	44,983
1963	47,551
1964	46,994
1965	57,333
1966	63,866

As of May, 1967, there were 26 families on welfare and 22 senior citizens on supplementary aid.

Because Bowmanville serves as a centre for the surrounding Townships of Clark, Darlington and the Village of Newcastle, the above welfare costs are higher than would be expected if only permanent residents of Bowmanville were to be considered.





TABLE V

OWNERSHIP OF OCCUPIED DWELLINGS - 1961  
TOWN OF BOWMANVILLE & PROVINCE OF ONTARIO

<u>Ownership</u>	<u>Bowmanville</u>		<u>Ontario</u>
	<u>Number</u>	<u>%</u>	<u>%</u>
Owned	1,616	78.0	70.5
Rented	457	22.0	29.5
	<hr/> 2,073	<hr/> 100.0	<hr/> 100.0

Source: D.B.S. 1961, Catalogue 93-523 Volume II Part 2

TABLE VI

CONDITION OF OCCUPIED DWELLINGS - 1961  
TOWN OF BOWMANVILLE & PROVINCE OF ONTARIO

<u>Condition</u>	<u>Bowmanville</u>		<u>Ontario</u>
	<u>Number</u>	<u>%</u>	<u>%</u>
In good condition	1,514	73.0	76.3
In need of minor repair	423	20.4	19.2
In need of major repair	136	6.6	4.5
	<hr/> 2,073	<hr/> 100.0	<hr/> 100.0

Source: D.B.S. 1961, Catalogue 93-523 Volume II Part 2

TABLE VII

OCCUPIED DWELLINGS BY PERIOD OF CONSTRUCTION - 1961  
TOWN OF BOWMANVILLE & PROVINCE OF ONTARIO

<u>Period of Construction</u>	<u>Bowmanville</u>		<u>Ontario</u>
	<u>Number</u>	<u>%</u>	<u>%</u>
Before 1920	1,031	50.5	34.9
1920-1945	233	11.4	22.1
1946-1959	778	38.1	39.6
1960-1961	-	-	3.4
	<hr/> 2,042	<hr/> 100.0	<hr/> 100.0

Source: D.B.S. 1961, Catalogue 93-523 Volume II Part 2



TABLE VIII

RESIDENTIAL BUILDING STARTS

TOWN OF BOWMANVILLE

1962-1966

<u>Year</u>	<u>All Types</u>
1962	40
1963	47
1964	92
1965	116
1966	33

Source: Central Mortgage & Housing Corporation, Regional Office, Toronto

Housing Market Factors

As can be seen from the above tables, there is a greater percentage of owner-occupied dwellings in Bowmanville than in the Province.

The percentage of dwellings in need of major repair is 4.5 for the Province and 6.6 for Bowmanville.

However, a large number of these dwellings are, in effect, summer cottages located on the beaches and are presently being used as permanent residences. Over one half of the dwellings in Bowmanville were built prior to 1920. This figure is more than 15 per cent higher than that for the Province of Ontario.

Residential building starts decreased greatly in number from 1965 to 1966. This may be partially due to efforts of Town officials to limit residential building as much as possible in order to help restore the commercial/industrial to residential assessment ratio balance (suggested balanced ratio 40:60).

For the present, there is no evidence of a shortage of residential accommodation. The main problem, as far as senior citizens are concerned, seems to be a lack of suitable accommodation. In most cases, what rental accommodation may be available at a rent senior citizens on pensions or drawing from savings can afford to pay, is either not centrally located, or, if it is, it is upstairs over stores or in converted homes and hence, physically inconvenient for senior citizens.

Present Senior Citizen Accommodation

The three nursing homes located in Bowmanville and listed below, are filled to capacity. The average daily cost per day in these three homes is \$7.50. The three nursing homes offer bed care and special care.

	<u>Licensed for</u>
Sunset Lodge	24 patients
Marnwood Nursing Home	31 patients
Strathaven Nursing Home	31 patients

Because there is no such accommodation in the surrounding townships, there are patients from these outlying areas in the nursing homes in Bowmanville.



## SECTION II: SPECIFIC DEMAND FOR ONTARIO HOUSING FOR SENIOR CITIZENS

### Interviews

Research analysts from the Ontario Housing Corporation interviewed almost all respondents in order to determine their degree of interest in and need for public housing. During the interviews an assessment was made of the conditions of the accommodation occupied, whether space and facilities were adequate, and what the relationship was between total monthly income and the rent charged.

### Response

35 persons responded to the survey of whom 22 were contacted by the research analysts and considered in the analysis. 5 questionnaires arrived too late to be included in the survey. Those interested in Ontario Housing have been broken down into the following categories:

#### (a) Very Interested and Needy

The people in this category are all very interested in obtaining Ontario Housing; for various reasons the dwellings of these senior citizens are inadequate.

#### (b) Semi-Interested and Needy

Although in need of more adequate housing, these people are nevertheless undecided about renting public housing units for various reasons.

### Not Interested

There were 6 senior citizens who for various reasons were not interested in Ontario Housing.





ANALYSIS OF SENIOR CITIZENS

	<u>Very Interested and Needy</u>			<u>Semi-Interested and Needy</u>		
	<u>Couples</u>		<u>Single</u>	<u>Couples</u>		<u>Single</u>
	<u>M</u>	<u>F</u>		<u>M</u>	<u>F</u>	
1. <u>AGE GROUP</u>						
60 - 64	-	2	-	-	-	-
65 - 69	2	1	1	-	-	-
70 - 74	1	-	3	-	-	1
75 and over	1	1	1	-	-	3
Not stated	1	1	2	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTALS	5	5	7	-	-	4
2. <u>SOURCE OF INCOME</u>						
O.A.A. or O.A.S.	-		5	-		2
O.A.A. or O.A.S. and other	3		2	-		2
Pensions only	1		-	-		-
Part-time employment	1		-	-		-
	<hr/>		<hr/>	<hr/>		<hr/>
TOTALS	5		7	-		4
3. <u>MONTHLY INCOME</u>						
\$ 76 - 99	-		1	-		-
100 - 149	2		6	-		3
150 - 199	1		-	-		-
200 - 249	-		-	-		-
250 - 300	2		-	-		-
	<hr/>		<hr/>	<hr/>		<hr/>
TOTALS	5		7	-		4
4. <u>PRESENT ACCOMMODATION</u>						
(a) <u>Type</u>						
Detached House	1		1	-		2
Apartment in apartment building	-		1	-		1
Apartment in converted house	2		4	-		-
Apartment over store	1		1	-		-
Cottage	1		-	-		1
	<hr/>		<hr/>	<hr/>		<hr/>
TOTALS	5		7	-		4



	<u>Very Interested and Needy</u>		<u>Semi-Interested and Needy</u>	
	<u>Couples</u>	<u>Single</u>	<u>Couples</u>	<u>Single</u>
(b) <u>Method of Heating</u>				
Central Heating	5	7	-	4
(c) <u>Bathroom Facilities</u>				
Private 3 piece	4	4	-	4
Private toilet & basin	-	1	-	-
Toilet only	-	2	-	-
Outdoor facilities	1	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
TOTALS	5	7	-	4
5. <u>PRESENT RENT (Serviced)</u>				
\$ 40 - 49	-	1	-	-
50 - 59	1	-	-	1
60 - 69	1	2	-	-
70 - 79	1	3	-	-
80 - 89	1	-	-	1
Cannot calculate	1	1	-	2
	<hr/>	<hr/>	<hr/>	<hr/>
TOTALS	5	7	-	4
6. <u>RELATIONSHIP BETWEEN PRESENT RENT &amp; THAT TO BE CHARGED IN ONTARIO HOUSING</u>				
Would pay <u>LESS</u> in Ontario Housing (Total)	3	6	-	-
\$ 6 - 10 less	-	-	-	-
11 - 15 less	-	1	-	-
16 - 20 less	1	-	-	-
Over 20 less	2	5	-	2
Will pay <u>SAME</u> or within \$5	1	-	-	-
Cannot Calculate	1	1	-	2
7. <u>AVERAGE RENT IN ONTARIO HOUSING (Serviced)</u>	\$43	\$32	-	\$37





PERSONS CONTACTED

MUNICIPAL OFFICIALS

Mr. C.S. Oke  
Mr. R. Hetherington  
Mr. R.J. Welsh  
Mr. J.A. Cole

Assessor  
Building Inspector  
Welfare Administrator  
Planning Board Secretary

REALTORS

Mr. M. McDonald  
Mr. M.A. Yeo

Ricard Real Estate Ltd.  
W. Frank Real Estate Ltd.





